

OCEANSIDE UNIFIED SCHOOL DISTRICT
ANNUAL DEVELOPER FEE REPORT
FOR FISCAL YEAR 2016-2017

I. Introduction

This Annual Developer Fee Report for Fiscal Year 2016-17 (“Report”) provides an annual accounting of school facilities fees collected by the Oceanside Unified School District (“District”) during fiscal year 2016-17 as required by Government Code Section 66006(b).

II. Description of School Facilities Fees in Capital Facilities Fund

The District collects school facilities fees from the owners of residential, commercial and industrial development projects to mitigate the costs of providing interim and permanent school facilities to students generated from such development projects. School facilities fees collected by the District consist of the following:

- A. Fees collected pursuant to Education Code Section 17620 and Government Code Section 65995 referred to herein as “Statutory School Fees,” collected during the reporting period at \$3.20 per square foot of residential development and \$0.51 per square foot of commercial and/or industrial development.

The school facilities fees described in the Report do not include letters of credit, bonds, or other instruments to secure payment of school facilities fees at a later date.

III. Activity for Fiscal Year 2016-17

Beginning Balance of the Capital Facilities Fund as of 7/1/16	\$2,690,111.41
Statutory School Fees Collected for Fiscal Year 2016-17 (Attachment #1)	\$2,366,777.23
Interest Earned on Capital Facilities Fund	\$29,565.64
Expenditures (Detail Below):	\$1,391,984.86
Playground/Building Improvements at Ivey Ranch Elementary	\$1,306,294.42
Administrative Costs Transfer (3% of fees collected)	\$71,003.00
Relocatable Classroom Leases	\$3,880.85
Developer Fee Justification Report & Misc Costs	\$10,806.59
Ending Balance of the Capital Facilities Fund as of 6/30/17	\$3,694,469.42

IV. Public Improvement Expenditures

PUBLIC IMPROVEMENT PROJECT	AMOUNT OF EXPENDITURES FOR 2016-17	% OF EXPENDITURES FUNDED WITH SCHOOL FACILITIES FEES
Oceanside High Performing Arts Center	\$12,786,170.80	0%
Ivey Ranch Elementary Relocatables	\$788,142.07	100%
Jefferson Middle Modernization	\$125,191.29	0%

V. Planned Future Improvements

PUBLIC IMPROVEMENT PROJECT	LOCATION(S)	AMOUNT	ESTIMATED START DATE
(Currently under construction)	Oceanside High Performing Arts Center	\$23,233,982	January 2016

VI. Description of Each Inter-fund Transfer or Loan Made from the Capital Facilities Fund and Description of Public Improvement on which the Transferred or Loaned Fees will be Expended

None

VII. Refunds Made Pursuant to Government Code Section 66001(e) and (f)

No refund of school facilities fees is required as the District has not collected sufficient funds to complete the financing of necessary public improvements to accommodate students generated from new development.

2016-2017
DEVELOPER FEES
COLLECTED

Date	Name/Project	Number of Units	Type of Development	Address	Square Footage	Fees Paid
July-16						
07/01/16	Christopher Lee		Residential Addition (returned check)	1521 Hunsaker Street	1,835	-5,896.00
07/19/16	Corey Love	1	Residential New	2386 Ivy Road	2,072	6,630.40
07/20/16	Nicholas Loevenguth		Residential Addition	1901 Stewart Street	564	1,804.80
Monthly Total						\$2,539.20
August-16						
08/02/16	Sebastian Nasher		Residential Addition	1209 Holly Street	800	2,560.00
08/05/16	Casitas Oceanside Two LP	1	Commercial New	5500-5520 Ave Pacifica Way	903	460.53
08/11/16	Stacy Strand	1	Residential New	1810 Avocado Road	2,600	8,320.00
08/15/16	Taylor Morrision of CA	8	Residential New	4310-4313 Pacifica Way	20,796	66,547.20
08/17/16	RDO the Vistas LLC	5	Residential New	1247-1255 Via Lucero	8,331	26,659.20
08/23/16	Old Mission San Luis Rey		Commercial New	4050 Mission Ave	5,080	Exempt
Monthly Total						\$104,546.93
September-16						
09/15/16	Steve & Darla Magnani	1	Residential New structure	1840 Kerisiano Way	1,154	3,692.80
09/22/16	RDO the Vistas LLC	21	Residential, New triplex condos, Buildings 80-86	1220-1290 Via Fanal	34,421	110,147.20
09/22/16	RDO the Vistas LLC	25	Residential, New 5 plex condos, Buildings	1297-1335 Via Lucero/Via Fanal	41,655	133,296.00
09/22/16	Elizabeth Candelario		Residential Addition	2162 El Monte Drive	680	2,176.00
Monthly Total						\$249,312.00

9/5/2017

2016-2017
DEVELOPER FEES
COLLECTED

Date	Name/Project	Number of Units	Type of Development	Address	Square Footage	Fees Paid
October-16						
10/11/16	Steve Peltier (Cxl'd in April)		Residential Addition	859 Granada Drive	629	2,012.80
10/17/16	823 S. Pacific St LLC		Residential Addition	823 S. Pacific Street	1,572	5,030.40
10/19/16	Pacific Windward Ventures LLC	1	Residential New	216 Winward Way	2,613	8,361.60
10/26/16	825 South Pacific LLC	1	Residential New	825 South Pacific Street	1,741	5,571.20
10/28/16	Gevorg Ter-Petrosyan	1	Residential New	2016 Winchester Street	2,493	7,977.60
Monthly Total						\$28,953.60
November-16						
11/09/16	T Brook LLC	1	Commercial - Skydiving Facility	3178 Vista Way	4,967	2,533.17
Monthly Total						\$2,533.17
December-16						
12/01/16	Warren J Pederson	1	Residential New Granny Flat	231 S. Horne Street	810	2,592.00
12/05/16	Mission Cove Senior Housing	1	Commercial	3229 Mission Cove Way	108,118	55,140.18
12/14/16	Alvin Washington	1	Residential New	1814 Avocado Road	3,370	10,784.00
12/15/16	Mission Cove Family Housing	6	Residential New	3251 Anchor Way/3XXX Sea Cove Way	61,966	198,291.20
12/22/16	Steve Moss	1	Residential New	1825 S. Horne	1,608	5,145.60
Monthly Total						\$271,952.98

2016-2017
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Date	Name/Project	Number of Units	Type of Development	Address	Square Footage	Fees Paid
January-17						
01/11/17	Hall Land Company, Inc.	15	Residential New Townhomes	1125 South Cleveland Street	23,526	75,283.20
01/19/17	Villa Storia CIC LP	38	Residential New Apartments	4250/4254 Corte Sol	27,926	89,363.20
01/19/17	Villa Storia CIC LP	1	Commercial Leasing Office	4250/4254 Corte Sol	836	426.36
01/20/17	Fox Flips Inc.	1	Residential New Home	610 Neptune Way	1,481	4,739.20
Monthly Total						\$169,811.96
February-17						
02/02/17	Western Pacific Housing	1	Residential New	230 Newport Way	3,307	10,582.40
02/09/17	Bob Sachs	1	Residential New	702 N. Strand	6,955	22,256.00
02/14/17	Brenda Benedetti	3	Residential New - Triplex	1825 S. Tremont	2,116	6,771.20
02/15/17	Miguel Gurrola		Residential Addition	23 Todd Court	780	2,496.00
02/16/17	RDO the Vistas LLC	3	Residential New	1228/1230/1232 Via Candelas	5,656	18,099.20
02/16/17	Western Pacific Housing	20	Residential New	Newport Way	56,191	179,811.20
02/22/17	Taylor Morrison, LLC	4	Residential New	St. Cloud	20,770	66,464.00
Monthly Total						\$306,480.00

2016-2017
DEVELOPER FEES
COLLECTED

Date	Name/Project	Number of Units	Type of Development	Address	Square Footage	Fees Paid
March-17						
03/07/17	GFP Oceanside Block 19, LLC	110	Residential New Apartments	117 N. Cleveland Street	99,448	318,234.00
03/07/17	GFP Oceanside Block 19, LLC	1	Commercial New	117 N. Cleveland Street	10,202	5,203.00
03/20/17	Rick Woolsey	4	Residential New Condos	724 N. Pacific Street	8,859	28,348.80
03/21/17	Milan Capital Management, Inc	3	Commercial New - Retail Building	2227 S. El Camino Real	22,721	11,587.71
03/22/17	Donald White		Residential Addition	2026 Horne Street	1,410	4,512.00
03/24/17	Trash & Investments, LLC		Residential Demo and Rebuild	1611 S. Pacific Street	0	Exempt
03/28/17	Beazer Homes Holdings	3	Residential New Model Homes	4223 Calle del Vista	7,409	23,708.80
03/28/17	Beazer Homes Holdings	3	Residential New Model Homes	4138 Via del Rey	5,909	18,908.80
03/29/17	Bob Sachs/Debra Mann	1	Residential New	1722 S. Pacific Street	3,492	11,174.40
03/29/17	Bob Sachs/Debra Mann	1	Residential New	1724 S. Pacific Street	3,492	11,174.40
03/30/17	Curt & Paula Thayer		Residential Addition	515 S. Ditmar Street	854	2,732.80
Monthly Total						\$435,584.71
April-17						
04/10/17	Taylor Morrison	12	Residential New - 3 unit homes	4308-4324 Pacifica Way	20,784	66,508.80
04/18/17	Michael Gladish		Residential Addition	1473 Burroughs Street	1,198	3,833.60
04/18/17	Steve Peltier (Cxl'd in April)		Residential Addition	859 Granada Drive	629	-2,012.80
04/26/17	Beazer Homes	1	Commercial New	4140 Via del Rey	590	300.90
04/26/17	Beazer Homes	15	Residential New	4140 Via del Rey	30,084	96,268.80
04/26/17	Beazer Homes	5	Residential New	4140 Via del Rey	12,470	39,904.00
04/28/17	VD Pacific Terrace, LLC	4	Residential New - Townhomes	1569 Vista Del Mar Way	8,359	26,748.80
Monthly Total						\$231,552.10

2016-2017
DEVELOPER FEES
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Date	Name/Project	Number of Units	Type of Development	Address	Square Footage	Fees Paid
May-17						
05/01/17	Erica M Patterson		Residential Addition	5116 Francis Street	759	2,428.80
05/04/17	Taylor Morrison	12	Residential New	Pacifica Way/Star Path Way	20,756	66,419.20
05/12/17	Cleveland Street Beachlifts LLC	10	Residential New	314 N. Cleveland Street	13,839	44,284.80
05/12/17	Cleveland Street Beachlifts LLC	1	Commercial New	314 N. Cleveland Street	1,318	672.18
05/15/17	Avocado Pointe, LLC	1	Residential New	1806 Avocado Road	3,813	12,201.60
05/16/17	SFC Weitzel, LP	32	Residential Apartments	402 N. Weitzel	32,070	102,624.00
05/17/17	SCI Defined Benefit Pension Plan	1	Residential New	1002 Straightaway Court	3,637	11,638.40
05/30/17	Stephan & Arlene Thompson		Residential Addition	686 Rivertree Drive	912	2,918.40
05/31/17	Zeny Ward		Residential Addition	1820 S. Ditmar Street	1,170	3,744.00
05/31/17	Trash 8 LLC		Residential Demo and Rebuild	1611 S. Pacific Street	0	Exempt
Monthly Total						\$246,931.38
June-17						
06/01/17	Gerard Reski	1	Residential New	237 S. Clementine	4,617	14,774.40
06/01/17	Beazer Homes Holdings, Inc	11	Residential New	4231 Calle del Vista	27,017	86,454.40
06/02/17	Orca Properties, Inc		Residential Addition	1243 E. Division Street	530	1,696.00
06/12/17	Michael & Miriam Emge	1	Residential New	2450 Van Roy Way	2,090	6,688.00
06/12/17	Taylor Morrison	12	Residential Multi-Family	4341 Shoreline Way	20,770	66,464.00
06/12/17	502 S. Cleveland LLC	3	Residential Condos	502 S. Cleveland	3,276	10,483.20
06/20/17	RDO The Vistas LLC	9	Residential Tri-Plex	1202-1214 Via Lucero	14,754	47,212.80
06/20/17	Genovea Campa		Residential Addition	1512 Laurel Road	658	2,105.60
06/21/17	Heather Castillo		Residential Addition	3038 Sonja Court	937	2,998.40
06/22/17	VD Pacific Terrace LLS	12	Residential 4-Plex	1566-1574 Vista del Mar	23,279	74,492.80
06/30/17	Roseanne & David Kiss	1	Residential 2nd Dwelling Unit	1829 Ditmar Street	1,003	3,209.60
Monthly Total						\$316,579.20

2016-2017
DEVELOPER FEES
COLLECTED

Date	Name/Project	Number of Units	Type of Development	Address	Square Footage	Fees Paid
			Anticipated Revenue Budgeted This Fiscal Year:			\$500,000.00
			Actual Revenue Collected this Fiscal Year:			\$2,366,777.23
			Difference:			\$1,866,777.23